

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

In re: §  
DAVIS, WILLIAM A. § Case No. 15-42289  
§  
Debtor(s) §  
§

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CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY  
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)

Joseph A. Baldi, Chapter 7 Trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: \$443,875.00 (Without deducting any secured claims)	Assets Exempt: \$491,141.77
Total Distributions to Claimants: \$105,932.93	Claims Discharged Without Payment: \$194,494.05
Total Expenses of Administration: \$38,264.23	

3) Total gross receipts of \$144,197.16 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$144,197.16 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	\$346,063.00	\$70,101.36	\$70,101.36	\$70,101.36
PRIORITY CLAIMS:				
CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	NA	\$42,164.23	\$38,264.23	\$38,264.23
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	NA	\$0.00	\$0.00	\$0.00
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	\$0.00	\$0.00	\$0.00	\$0.00
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	\$246,255.39	\$229,959.62	\$229,959.62	\$35,831.57
<b>TOTAL DISBURSEMENTS</b>	\$592,318.39	\$342,225.21	\$338,325.21	\$144,197.16

4) This case was originally filed under chapter 7 on 12/15/2015. The case was pending for 26 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated : 02/14/2018

By : /s/ Joseph A. Baldi  
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4 (a)(2) applies.

EXHIBITS TO  
FINAL ACCOUNT

**EXHIBIT 1 – GROSS RECEIPTS**

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	AMOUNT RECEIVED
Real Property - 1680 NW 122nd St, Miami, FL.	1110-000	\$89,197.16
Real Property - 6700 S Shore Dr Unit 20J, Chicago, IL.	1141-000	\$20,000.00
Real Property - 4415 S Oakenwald Ave, Chicago, IL	1141-000	\$35,000.00
<b>TOTAL GROSS RECEIPTS</b>		<b>\$144,197.16</b>

<sup>1</sup> The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

**EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES**

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT PAID
NA	NA	NA	NA
<b>TOTAL FUNDS PAID TO DEBTOR &amp; THIRD PARTIES</b>			<b>\$0.00</b>

**EXHIBIT 3 – SECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Owen Loan Servicing	4110-000	\$115,473.00	\$70,101.36	\$70,101.36	\$70,101.36
00003	Quaker Oats Credit Union	4210-000	\$24,000.00	\$0.00	\$0.00	\$0.00
	Flagstar Bank		\$165,040.00	NA	NA	\$0.00
	William A. Davis		\$38,000.00	NA	NA	\$0.00
	Amy Muhamed		\$1,850.00	NA	NA	\$0.00
	Nathaniel Jackson		\$950.00	NA	NA	\$0.00
	Prizgar Gonzales		\$750.00	NA	NA	\$0.00
	<b>TOTAL SECURED</b>		<b>\$346,063.00</b>	<b>\$70,101.36</b>	<b>\$70,101.36</b>	<b>\$70,101.36</b>

**EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES AND CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Baldi Berg, Ltd	3110-000	NA	\$20,000.00	\$16,100.00	\$16,100.00
Kutchins, Robbins & Diamond, Ltd.	3410-000	NA	\$1,606.50	\$1,606.50	\$1,606.50

**EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES AND CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Miami Dade County Clerk	2820-000	NA	\$1,383.80	\$1,383.80	\$1,383.80
S&A Property	3510-000	NA	\$5,730.00	\$5,730.00	\$5,730.00
Joseph A. Baldi	2100-000	NA	\$10,459.86	\$10,459.86	\$10,459.86
Baldi Berg, Ltd	3120-000	NA	\$476.07	\$476.07	\$476.07
Arnold Strauss	3210-000	NA	\$175.00	\$175.00	\$175.00
Misc. utilities/maintenance/closing	2500-000	NA	\$2,105.50	\$2,105.50	\$2,105.50
S&A Property	3520-000	NA	\$137.50	\$137.50	\$137.50
Texas Capital Bank	2600-000	NA	\$90.00	\$90.00	\$90.00
<b>TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES</b>		NA	\$42,164.23	\$38,264.23	\$38,264.23

**EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES AND CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA
<b>TOTAL PRIOR CHAPTER ADMIN FEES AND CHARGES</b>		NA	\$0.00	\$0.00	\$0.00

**EXHIBIT 6 – PRIORITY UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
	NA	NA	NA	NA	NA	NA
<b>TOTAL PRIORITY UNSECURED CLAIMS</b>			\$0.00	\$0.00	\$0.00	\$0.00

**EXHIBIT 7 – GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (FROM Form 6F)	CLAIMS ASSERTED (FROM Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
00004	Marilynn Pavlik	7100-000	\$100,501.00	\$100,501.00	\$100,501.00	\$15,659.74
00003	Quaker Oats Credit Union	7100-000	NA	\$0.00	\$0.00	\$0.00

**EXHIBIT 7 – GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (FROM Form 6F)	CLAIMS ASSERTED (FROM Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
00002	Derrick M. Thompson, Jr.	7100-000	\$15,000.00	\$15,461.65	\$15,461.65	\$2,409.18
00001	Chicago Regional Council of	7100-000	\$130,388.39	\$113,996.97	\$113,996.97	\$17,762.65
	Peoples Gas		\$366.00	NA	NA	\$0.00
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			\$246,255.39	\$229,959.62	\$229,959.62	\$35,831.57

**FORM 1  
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT  
ASSET CASES**

**Case No: 15-42289**  
**Case Name: DAVIS, WILLIAM A.**

**Judge: Deborah L. Thorne**

**Trustee Name: Joseph A. Baldi**  
**Date Filed (f) or Converted (c): 12/15/2015 (f)**  
**341(a) Meeting Date: 01/25/2016**  
**Claims Bar Date: 02/21/2017**

**For Period Ending: 02/14/2018**

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA) / Gross Value of Remaining Assets
1. Real Property - 4415 S Oakenwald Ave, Chicago, IL	250,000.00	0.00		35,000.00	FA
2. Real Property - 5851 S La Salle St, Chicago, IL	65,000.00	0.00		0.00	FA
3. Real Property - 4800 S Chicago Beach Dr , Chicago, IL	60,000.00	0.00		0.00	FA
4. Real Property - 1680 NW 122nd St, Miami, FL.	70,000.00	37,000.00		89,197.16	FA
5. Real Property - 14334 Dorchester Ave, Dolton, IL.	95,000.00	Unknown		0.00	FA
6. Real Property - 6700 S Shore Dr Unit 20J, Chicago, IL.	40,000.00	40,000.00		20,000.00	FA
7. Real Property - 7411 S. Constance Ave, Chicago, IL	200,000.00	0.00		0.00	FA
8. Vehicles - Volvo C70 2012	18,175.00	0.00		0.00	FA
9. VEHICLES - Ford Ranger XL	1,000.00	0.00		0.00	FA
10. Household Goods	1,000.00	0.00		0.00	FA
11. Wearing Apparel	500.00	0.00		0.00	FA
12. Bank Accounts - Harris Bank	1,350.00	0.00		0.00	FA
13. Bank Accounts - Chase	900.00	0.00		0.00	FA
14. Jackson Variable Annuity IRA	56,091.00	0.00		0.00	FA
15. Met Life Variable Annuity IRA	202,581.00	0.00		0.00	FA
16. MM IRA	13,069.77	0.00		0.00	FA
17. Individual 401K Account	197,000.00	0.00		0.00	FA
18. Tenant security deposits	3,550.00	0.00		0.00	FA
19. College America 529pbn Plan	4,800.00	0.00		0.00	FA
20. Davis Family Trust Dated July, 2008 (u)	0.00	0.00		0.00	FA

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Gross Value of Remaining Assets

TOTALS (Excluding Unknown Values)	1,280,016.77	77,000.00		144,197.16	0.00
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Re Prop. #1 --owned with non-filing spouse. Property held in tenancy by the entireties. Trustee filed adversary claiming fraudulent transfer to spouse and objected to exemption claimed. Trustee's motion to settle for estate's interest in real property is scheduled for hearing in July 2017

Re Prop. #2 . Owned with non-filing spouse

Stay lifted per order 3/22/16 [dkt 26]

Re Prop. #3 . Owned jointly with non-filing spouse.

Re Prop. #4 Owned jointly with non-filing spouse,

Sold per court order 1/31/17 [dkt 64]

Re Prop. #5 Owned jointly with non-filing spouse.

Re Prop. #6 Property purchased by Debtor's non-filing spouse with her funds. May be fraudulent conveyance to spouse.

Trustee's motion to settle with Debtor and spouse for recovery of estate's interest in this real property is scheduled for hearing in July 2017

Re Prop. #7 Owned jointly with non-filing spouse.

Re Prop. #8 Debtor reaffirmed debt 9/5/17 [dkt 83]

Re Prop. #9 not driveable

Re Prop. #11 --and wedding ring

Re Prop. #17 reviewing documents regarding exemption.

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

September 2017: Order approving settlement with Debtor and others was approved on 7/13/17 [dkt 77]. Trustee recovered settlement proceeds per order. Trustee worked with his accountants to prepare Estate tax returns. Trustee resolved claims issues related to claims 1 and 3. Trustee prepared his final report.

June 2017: Trustee agreed to sale of Florida home, motion to approve sale approved. Trustee filed adversary complaint against Debtor, Earline Davis and 3D Realty to avoid and recover transfer of residence from joint tenancy to tenancy by entirety, avoid and recover estate interest in condo and object to claimed entirety exemption. Trustee and Debtor settled adversary case for \$55,000, motion to approve heard and approved on July 13. Trustee will prepare final report.

June 2016: Trustee is investigating potentially fraudulent transfers. Trustee has extended time within which to object to exemptions. Trustee is investigating Estate's interest in assets, validity of tenancy by entirety, value of real estate. Florida property may have no equity due to liens, closing costs and claims of co-owners, considering abandoning Floriday property.

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Initial Projected Date of Final Report(TFR) : 12/31/2017

Current Projected Date of Final Report(TFR) : 12/31/2017

Trustee's Signature

/s/Joseph A. Baldi

Date: 02/14/2018

Joseph A. Baldi  
20 N. Clark St. Suite 200  
Chicago, IL 60602  
Phone : (312) 726-8150



ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-42289

Case Name: DAVIS, WILLIAM A.

Trustee Name: Joseph A. Baldi

Bank Name: Texas Capital Bank

Account Number/CD#: \*\*\*\*\*5575 Checking Account

Taxpayer ID No: \*\*-\*\*\*8169

Blanket bond (per case limit): 5,000,000.00

For Period Ending: 2/14/2018

Separate bond (if applicable): 0.00

1	2	3	4		5	6	7
Transaction Date	Check or [Refer#]	Paid To / Received From	Description of Transaction	Uniform Trans. Code	Deposits(\$)	Disbursements(\$)	Account/ CD Balance(\$)
02/23/2017		SafeKey Title & Closings, LLC 2900 Glades Cir Ste 750 Weston, FL 33327	Funds Due to Debtor from closing of 1680 NW 122nd St, North Miami, FL 33167		9,564.00		9,564.00
	[4]		50% of gross sale proceeds (\$191,000) Carlos Albert Cuellar and Belkys Dupont per order 1/31/17 [dkt 64], after deducting repairs to property (\$12,600.51) advanced by E. Davis, and additional (\$5.18) to co-owner share, as per settlement	89,197.16 1110-000			
			Dade County - 50% transfer tax stamps	(573.00) 2500-000			
			Coronado Title -50% title fees	(440.00) 2500-000			
			50% Misc final utility and maintenance fees	(1,092.50) 2500-000			
			Dade County - 50% real estate tax 1/1/17-1/25/17	(87.01) 2820-000			
			Dade County - 50% real estate tax 2016	(1,296.79) 2820-000			
			A. Strauss - 50% attorney fee	(175.00) 3210-000			
			50% Realtor commission	(5,730.00) 3510-000			
			50% Realtor processing fee	(137.50) 3520-000			
			Owen Loan Serv - 50% Payoff first mortgage	(70,101.36) 4110-000			

Page Subtotals

9,564.00

0.00

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For Period Ending: 2/14/2018

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1	2	3	4		5	6	7
Transaction Date	Check or [Refer#]	Paid To / Received From	Description of Transaction	Uniform Trans. Code	Deposits(\$)	Disbursements(\$)	Account/ CD Balance(\$)
03/03/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	9,549.00
04/03/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	9,534.00
05/03/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	9,519.00
06/05/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	9,504.00
07/03/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	9,489.00
08/03/2017		William A. Davis 4415 S Oakenwald Ave Chicago, IL 60653	Settlement Agreement		55,000.00		64,489.00
	[1]		Settlement Agreement 35,000.00	1141-000			
Page Subtotals					55,000.00	75.00	

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Bank Name: Texas Capital Bank

Account Number/CD#: \*\*\*\*\*5575 Checking Account

Taxpayer ID No: \*\*-\*\*\*8169

Blanket bond (per case limit): 5,000,000.00

For Period Ending: 2/14/2018

Separate bond (if applicable): 0.00

1	2	3	4		5	6	7
Transaction Date	Check or [Refer#]	Paid To / Received From	Description of Transaction	Uniform Trans. Code	Deposits(\$)	Disbursements(\$)	Account/ CD Balance(\$)
	[6]		Settlement Agreement 20,000.00	1141-000			
08/03/2017		Texas Capital Bank Treasury Management Operations 2350 Lakeside Blvd Richardson, TX 75082	Bank Service Fee	2600-000		15.00	64,474.00
01/03/2018	51001	Joseph A. Baldi 20 N. Clark Street Suite 200 Chicago, IL 60602	Trustee's Compensation	2100-000		10,459.86	54,014.14
01/03/2018	51002	Baldi Berg, Ltd 20 N. Clark St., Suite 200 Chicago, IL 60602		3110-000		16,100.00	37,914.14
01/03/2018	51003	Baldi Berg, Ltd 20 N. Clark St., Suite 200 Chicago, IL 60602		3120-000		476.07	37,438.07
01/03/2018	51004	Kutchins, Robbins & Diamond, Ltd. 35 E Wacker Dr Chicago, IL 60601		3410-000		1,606.50	35,831.57
01/03/2018	51005	Chicago Regional Council of Carpenters c/o Bruce C. Scalabrino Scalabrino & Arnoff, LLP 1 N La Salle St Ste 1600 Chicago, IL 60602	Disb of 15.58% to Claim #00001	7100-000		17,762.65	18,068.92

Page Subtotals

55,000.00

46,420.08

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

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Separate bond (if applicable): 0.00

Taxpayer ID No: \*\*.\*\*\*8169

For Period Ending: 2/14/2018

1	2	3	4		5	6	7
Transaction Date	Check or [Refer#]	Paid To / Received From	Description of Transaction	Uniform Trans. Code	Deposits(\$)	Disbursements(\$)	Account/ CD Balance(\$)
01/03/2018	51006	Derrick M. Thompson, Jr. Hoogendoor & Talbot, LLP 122 S Michigan Ave Ste 1220 Chicago, IL 60603	Disb of 15.58% to Claim #00002	7100-000		2,409.18	15,659.74
01/03/2018	51007	Marilynn Pavlik 6927 30th St Berwyn, IL 60402	Disb of 15.58% to Claim #00004	7100-000		15,659.74	0.00

Page Subtotals 0.00 18,068.92

**COLUMN TOTALS**

64,564.00 64,564.00

Less: Bank Transfer/CD's

0.00 0.00

**SUBTOTALS**

64,564.00 64,564.00

Less: Payments to Debtors

0.00

**Net**

64,564.00 64,564.00

**TOTAL-ALL ACCOUNTS****NET  
DEPOSITS****NET  
DISBURSEMENTS****ACCOUNT  
BALANCE**

All Accounts Gross Receipts: 144,197.16  
 All Accounts Gross Disbursements: 144,197.16  
 All Accounts Net: 0.00

\*\*\*\*\*5575 Checking Account

64,564.00

64,564.00

**Net Totals**

64,564.00

64,564.00

0.00